

# **DESIGN STANDARDS AND PROCEDURES MANUAL**

## **PURPOSE**

- A.** The purpose of this Design Standards and Procedures Manual is to assist with the understanding and implementation of the Town of Queen Creek Subdivision Ordinance. This Manual, in conjunction with the Subdivision Ordinance, is intended to provide for orderly and coordinated growth and development in the Town of Queen Creek; to ensure development of safe and efficient vehicular, pedestrian and equestrian traffic circulation through a coordinated system of arterial, collector and local streets serving adjoining subdivision and public facilities; to ensure development of individual lots and parcels with reasonable utility and safety; to anticipate and provide adequate provisions for water supply, drainage, flood protection, sanitary sewer and other health and safety requirements; and to ensure consideration of the future infrastructure needs of the community

## **INTENT**

- A.** The intent of this Design Standards and Procedures Manual is to provide detailed information on the Town's design and development standards and to clarify the more general policy and development standards provided in the Subdivision Ordinance. This manual is intended to provide the project engineer or developer a better understanding of the technical aspects of the land development process, and the Town standards which will be incorporated into projects as they proceed through the development process. The goal of this Manual is to assist with, and promote, the expeditious approval and development of subdivisions and new developments which take place within the Town and provide an understanding of the Town's development criterion which was inherent in the zoning or preliminary plat approval.

## **ADOPTION OF EXHIBITS & STANDARD DETAILS**

- A.** All exhibits, design details, design standards, tables, charts, descriptions and explanations contained in this Manual have been reviewed with, and approved by, the Town Council as part of the adoption of Ordinance Number 406-07 on September 5, 2007.

## **APPLICABILITY**

- A.** The exhibits, design details and standards, tables, charts, descriptions and explanations contained in this Manual are effective as of October 5, 2007.

## **MODIFICATION**

- A.** Section 1.4 of the Subdivision Ordinance 406-07, approved by the Town Council on September 5, 2007, empowers the Town Engineering Manager to update the provisions of this Design Specifications and Procedures Manual as needed to incorporate new details and standards as may be needed, without further action of the Town Council being required.